161.0	0001	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	832,400 / 832,400
					USE VALUE:	832,400 / 832,400
					ASSESSED:	832,400 / 832,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		PROSPECT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GILLAN LILLY
Owner 2:	
Owner 3:	
Street 1:	19 PROSPECT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MOY WAI-KING L & VINCENT G -
Owner 2:	-
Street 1:	19 PROSPECT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1985, having primarily Clapboard Exterior and 2891 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6499.000	401,900		430,500	832,400
Total Card	0.149	401,900		430,500	832,400
Total Parcel	0.149	401,900		430,500	832,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 287.95 /Parcel: 287.95

Legal Description

User Acct 146041

GIS Ref

GIS Ref

Insp Date 07/28/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 161.0-0001-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	401,900	0	6,499.	430,500	832,400		Year end	12/23/2021
2021	101	FV	390,300	0	6,499.	430,500	820,800		Year End Roll	12/10/2020
2020	101	FV	390,300	0	6,499.	430,500	820,800	820,800	Year End Roll	12/18/2019
2019	101	FV	298,800	0	6,499.	430,500	729,300	729,300	Year End Roll	1/3/2019
2018	101	FV	298,800	0	6,499.	381,300	680,100	680,100	Year End Roll	12/20/2017
2017	101	FV	298,800	0	6,499.	319,800	618,600	618,600	Year End Roll	1/3/2017
2016	101	FV	298,800	0	6,499.	319,800	618,600	618,600	Year End	1/4/2016
2015	101	FV	292,900	0	6,499.	276,700	569,600	569,600	Year End Roll	12/11/2014

!12566!

PRINT

Date	Time
12/30/21	15:08:17

LAST REV

Date	Time
07/30/18	11:57:26
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12566

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOY WAI-KING L	33630-450		9/12/2001	Family	1	No	No		Vincent G Moy dod 7/25/16
SULLIVAN F X/ET	23378-543		7/1/1993		245,000	No	No		Y

USER DEFINED

Prior Id # 1:	146041
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	Inspected	PH	Patrick H
6/6/2018	MEAS&NOTICE	BS	Barbara S
10/31/2008	Meas/Inspect	355	PATRIOT
11/23/1999	Meas/Inspect	263	PATRIOT
11/1/1985		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6499		Sq. Ft.	Site		0	70.	0.95	8									430,478						430,500	

Total AC/HA:	0.14920	Total SF/SM:	6499	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	430,478	Spl Credit		Total:	430,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	20.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	20.7	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.16622412
Const Adj.:	0.99197996
Adj $ / SQ:	161.962
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	506751
Depreciation:	104897
Depreciated Total:	401853

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

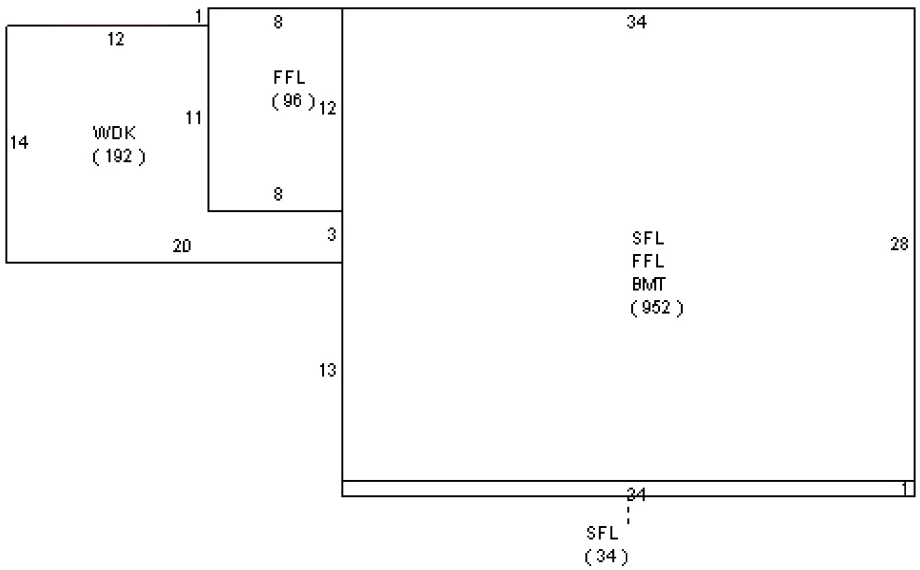
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	161.96
Special Features:	0	Val/Su Net:	126.46
Final Total:	401900	Val/Su SzAd	197.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,048	161.960	169,736
SFL	Second Floor	986	161.960	159,694
BMT	Basement	952	84.230	80,185
WDK	Deck	192	11.120	2,135

Net Sketched Area:	3,178			Total:	411,750
Size Ad	2034	Gross Area	3178	FinArea	2891

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0001-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	